

LEASE AGREEMENT

By and Between

INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE, INDIANA
AND THE TRUSTEES OF PURDUE UNIVERSITY,
AS LESSOR

and

WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION,
AS LESSEE

Dated as of December __, 2015

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and dated as of this ____ day of December, 2015, by and between the INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE, INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, organized under that certain Interlocal Cooperation Agreement dated as of March 12, 2014 (the “Original Interlocal Agreement”), as amended by the First Supplement to the Interlocal Agreement dated as of ____, 2015 (the “First Supplement to the Interlocal Agreement” and, together with the Original Interlocal Agreement, the “Interlocal Agreement”) by and between the City and the University, as lessor (the “Lessor”), and the WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, an Indiana nonprofit corporation organized and existing under the laws of the State of Indiana, as lessee (the “Lessee”).

WITNESSETH:

WHEREAS, the Lessor has entered into a Project Development Agreement by and among the City of West Lafayette, Indiana (the “City”), The Trustees of Purdue University, the West Lafayette Redevelopment Commission (the “Redevelopment Commission”), the Purdue Research Foundation and the Joint Board regarding the construction of the State Street Redevelopment Project as described in Exhibit A (the “Project”); and

WHEREAS, to foster economic development in the City, the City, the Lessor, and the Lessee desire to provide for the acquisition and construction of the Project; and

WHEREAS, the City has created the Redevelopment Commission to undertake redevelopment and economic development in the City in accordance with Indiana Code § 36-7-14 (the “Redevelopment Act”); and

WHEREAS, the City and the Redevelopment Commission have created economic development areas designated as the “Levee/Village Redevelopment Area” (the “Levee/Village Redevelopment Area”), and the “West Lafayette 231 Purdue Economic Development Area” (the “231 Purdue Economic Development Area” and together with the Levee/Village Redevelopment Area, the “TIF Areas”) in order to capture the tax increment revenues in the respective Levee/Village Redevelopment Area and the Purdue Economic Development Area (collectively, the “TIF Revenues”); and

WHEREAS, the costs of the acquisition and construction of the Project will be financed by the credit of proceeds of bonds to be issued by the City in a maximum aggregate principal amount not to exceed \$78,000,000 (the “Bonds”), pursuant to Ind. Code §§ 36-7-11.9 and 12 and a Trust Indenture dated as of _____ 1, 2016, between the City and The Huntington National Bank, as Trustee (the “Trustee”); and

WHEREAS, the Redevelopment Commission and the Lessee have agreed to enter into a sub-lease (the “Sub-Lease”) whereby pledged TIF Revenues will be utilized for payments under the Sub-Lease, which payments, in turn, will be utilized as payments under this Lease; and

WHEREAS, the Lessor will acquire title in the real estate described in Exhibit B (such leasehold estate, together with any roads or other improvements that are to be located thereon, collectively, the “Real Estate” or the “Leased Premises”), and such interests shall be for a term no less than the term of this Lease; and

WHEREAS, the Lessor and Lessee have duly authorized the execution of this Lease.

NOW, THEREFORE in consideration of the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. Premises, Term and Warranty. The Lessor does hereby lease, demise and let to Lessee all of the Lessor’s right, title and interests in and to the Leased Premises.

TO HAVE AND TO HOLD the Leased Premises with all rights, privileges, easements and appurtenances thereunto belonging, unto the Lessee, beginning on the date on which the Lessee begin to make lease rental payments hereunder and ending on the day prior to a date not more than twenty-five (25) years thereafter. However, the term of this Lease will terminate at the earlier of (a) the exercise by the Redevelopment Commission of its option under the Sub-Lease to purchase the Leased Premises pursuant to Section 15 of the Sub-Lease and the payment of the option price, or (b) the payment or defeasance of all bonds issued (i) to finance the cost of the Leased Premises, (ii) to refund all or a portion of such bonds, (iii) to refund all or a portion of such refunding bonds, or (iv) to improve the Leased Premises; provided that no bonds or other obligations of the City issued to finance the Leased Premises remain outstanding at the time of such payment or defeasance. The Lessor hereby represents that it is possessed of, or will acquire, the Leasehold Estate in the Leased Premises and the Lessor warrants and will defend the Leased Premises against all claims whatsoever not suffered or caused by the acts or omissions of the Lessee or their assigns.

Notwithstanding the foregoing, the Leased Premises may be amended to add additional property to the Leased Premises or remove any portion of the Leased Premises, provided however, following such amendment, the rental payable under this Lease shall be based on the value of the portion of the Leased Premises which is available for use, and the rental payments due under this Lease shall be in amounts sufficient to pay when due all principal of and interest on all outstanding Bonds. In the event that all or a portion of the Leased Premises shall be unavailable for use by the Lessee, subject to the completion of any process required by law, the Lessor and the Lessee shall amend this Lease to add to and/or replace a portion of the Leased Premises to the extent necessary to provide for available Leased Premises with a value supporting rental payments under this Lease sufficient to pay when due all principal of and interest on outstanding Bonds.

2. Lease Rental.

(a) Rental Payments. The annual rental for the use and occupancy of the Leased Premises at a maximum annual rate of \$_____ (the “Annual Rentals” and each an “Annual Rental Payment”) shall be payable in advance in semi-annual installments on the dates set forth in Section 3 hereof.

After the sale of the Bonds issued to finance the acquisition and construction of the Leased Premises, the semi-annual installment of the Annual Rentals for the Leased Premises for each six-month period ending on each July 15 or January 15 (each a "Semi-annual Period") shall be reduced (i) for any period during which the Bonds bear interest at a fixed rate to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on the Bonds in such Semi-annual Period, plus Five Thousand Dollars (\$5,000) and (ii) for any period during which the Bonds bear interest at a variable rate and from time to time to an amount necessary to pay the principal of and interest on the Bonds in such Semi-annual Period, plus Five Thousand Dollars (\$5,000). Such Annual Rentals shall take into account any TIF Revenues available to pay principal and interest on the Bonds pursuant to the Indenture. Payment of the Annual Rentals shall commence on the later of (i) the date the Leased Premises is available for use and occupancy by the Lessee, or (ii) a date to be determined at the time of the sale of the Bonds, such date and the amount of each semi-annual installment of the reduced Annual Rentals endorsed on this Lease by the parties hereto, shall be evidenced by a recorded addendum to the Lease in the form attached hereto as Exhibit D.

(b) Additional Rental Payments.

(i) The Lessee shall pay, or cause to be paid, as further rental in addition to the rentals paid under Section 3(a) for the Leased Premises ("Additional Rentals"), the amount of all taxes and assessments levied against or on account of the Leased Premises or the receipt of lease rental payments and the amount required to reimburse the Lessor for any insurance payments made by it under Section 6. In addition, in the event the Trustee is required to draw money from the Debt Service Reserve Fund under the Indenture, the Lessee shall pay Additional Rentals to replenish such Debt Service Reserve Fund up to the Reserve Requirement (as defined in the Indenture). Any and all such payments shall be made and satisfactory evidence of such payments in the form of receipts shall be furnished to the Lessor by the Lessee, at least three (3) days before the last day upon which such payments must be paid to avoid delinquency. If the Lessee shall in good faith desire to contest the validity of any such tax or assessment, the Lessee shall so notify the Lessor and shall furnish bond with surety to the approval of the Lessor conditioned for the payment of the charges so desired to be contested and all damages or loss resulting to the Lessor from the nonpayment thereof when due, the Lessee shall not be obligated to pay the contested amounts until such contests shall have been determined.

(ii) The Lessee may pay, or may cause to be paid, Additional Rentals to enable the Lessor to redeem or purchase Bonds prior to maturity. Rental payments due under this Section 2 shall be reduced to the extent such payments are allocable to the Bonds redeemed or purchased by the Lessor with such Additional Rentals. The Lessee shall be considered as having an ownership interest in the Leased Premises valued at an amount equal to the amount of the Additional Rentals paid pursuant to this subsection (b)(ii).

(iii) In the event the City issues an additional series of Bonds under the Indenture, the Lessee may pay, or may cause to be paid, Additional Rentals with

the amount of each semi-annual installment of the increased Annual Rentals endorsed on this Lease by the parties hereto, and shall be evidenced by a recorded addendum to the Sub-Lease in the form attached hereto as Exhibit E.

(c) Source of Payment of Rentals. The Annual Rentals and the Additional Rentals shall be payable solely from lease revenues derived from the Sub-Lease, and the Lessee shall be under no obligation to pay any Annual Rentals or Additional Rentals from any moneys or properties of the Lessee except from such lease revenues derived from the Sub-Lease.

3. Payment of Rentals.

(a) The first lease rental payment shall be due on the later of (i) the date the Leased Premises are available for use and occupancy by the Lessee, or (ii) a date to be determined at the time of the sale of the Bonds, as set forth in the addendum referred to in Section 2(a) above. If the first rental payment date on the Leased Premises is other than July 15 or January 15, the first rental payment shall be for an amount calculated at the rate for that Semi-annual Period from the date of payment to the next July 15 or January 15. Thereafter, rentals on the Leased Premises shall be payable in advance in semi-annual installments on July 15 and January 15 of each year. The last semi-annual rent payment on the Leased Premises due shall be adjusted to provide for a rental payment at the rate specified above from the date such installment is due to the expiration of this Lease.

(b) All rentals payable from the Sub-Lease shall act as a credit for rentals due under the terms of this Lease. All payments so made by the Commission under the Sub-Lease shall be considered as payment to the Lessor of the rentals payable hereunder.

4. Abatement of Rent.

(a) If any part of the Leased Premises is taken under the exercise of the power of eminent domain, so as to render it unfit or unavailable, in whole or part, for use or occupancy by the Lessee, it shall then be the obligation of the Lessor to cause to be restored and rebuilt that portion of the Leased Premises as promptly as may be done, unavoidable strikes and other causes beyond the control of the Lessor excepted; provided, however, that the Lessor shall not be obligated to expend or cause to be expended on such restoration or rebuilding more than the condemnation proceeds received by the Lessor or any third party beneficiary. In such event, this Lease shall not terminate and shall remain in full force and effect and rent for the period during which the Leased Premises or such part thereof is unfit or unavailable for use or occupancy shall be abated, and the abatement shall be in proportion to the percentage of the Leased Premises which is unfit or unavailable for use or occupancy.

(b) If any part of the Leased Premises shall be partially or totally destroyed due to fire, lightning, windstorm, or other hazard, so as to render it unfit, in whole or part, for use or occupancy by the Lessee as ~~an assisted living or similar facility~~ a road and related facilities, the Lessor shall promptly coordinate the proper repair and/or restoration of the Leased Premises to the same or better condition as existed immediately preceding such loss or damage; provided, however that the Lessor shall not be obligated to expend on such repair or restoration more than the insurance proceeds received by the Lessor. In such

event, this Lease shall not terminate and shall remain in full force and effect and rent for the period during which the Leased Premises or such part thereof is unfit or unavailable for use or occupancy shall be abated, and the abatement shall be in proportion to the percentage of the Leased Premises which is unfit or unavailable for use or occupancy.

5. Maintenance, Alterations and Repairs. The Lessee shall permit the Developer under that certain Public-Private Agreement (as the term "Developer" is defined therein), between the Developer and the Interlocal Cooperation Board of the City of West Lafayette, Indiana and the Trustees of Purdue University, dated as of _____, 201 (the "PPA"), to provide for the operation, maintenance, repair and alterations of all or any portion of the Leased Premise. In addition, with the written consent of the Developer, the Lessee may provide for or may enter into one or more agreements with one or more other parties to cause them to provide for the operation, maintenance, repair and alterations of all or any portion of the Leased Premises (the "Maintenance and Use Agreements"). Such other parties may assume all responsibility for operation, maintenance, repairs and alterations to the Leased Premises. At the end of the term of this Lease, the Lessee shall deliver the Leased Premises to the Lessor in as good condition as at the beginning of the term, reasonable wear and tear only excepted.

6. Insurance. ~~During~~On or after the ~~full-term~~termination of ~~this Lease~~the PPA, the Lessee shall carry, or cause to be carried, insurance on the Leased Premises against physical loss or damage, however caused, with such exceptions as are ordinarily required by insurers of buildings or improvements of a similar type, with good and responsible insurance companies. Such insurance shall be in an amount at least equal to the greater of: (i) the option to purchase price as set forth in Section 15 hereof, and (ii) one hundred percent (100%) of the full replacement cost of the Leased Premises as certified by a registered architect, registered engineer or professional appraisal engineer selected by the Lessor, on the effective date of this Lease and on or before the first day of January of each year thereafter, provided, such certification shall not be required so long as the amount of such insurance shall be at least equal to the amount specified in (i) above. Such appraisal may be based upon a recognized index of conversion factors.

~~During~~On or after the ~~term~~termination of ~~this Lease~~the PPA, the Lessee shall also, at its own expense, maintain rent or rental value insurance in an amount equal to the full rental value of the Leased Premises for a period of one (1) year against physical loss or damage of the type insured against pursuant to the preceding requirements of this Section 6.

~~During~~On or after the ~~full-term~~termination of ~~this Lease~~the PPA, the Lessee will also carry, or cause to be carried, combined bodily injury insurance, including accidental death, and property damage with reference to the Leased Premises in an amount not less than Three Million Dollars (\$3,000,000) combined single limit on account of each occurrence with one or more good and responsible insurance companies. Such public liability insurance may be by blanket insurance policy or policies. The proceeds of the public liability insurance required herein (after payment of expenses incurred in the collection of such proceeds) shall be applied toward extinguishment or satisfaction of the liability with respect to which such insurance proceeds are paid.

Such policies shall be for the benefit of persons having an insurable interest in the Leased Premises, and shall be made payable to the Lessor, the Lessee, and the Trustee and to such other person or persons as the Lessor may designate. If, at any time, the Lessee fails to maintain insurance in accordance with this Section, such insurance may be obtained by the Lessor and the

amount paid therefor shall be added to the amount of rentals payable by the Lessee under this Lease; provided, however, that the Lessor shall be under no obligation to obtain such insurance and any action or non-action of the Lessor in this regard shall not relieve the Lessee of any consequence of its default in failing to obtain such insurance.

The insurance policies described in this Section 6 may be acquired by another party and shall satisfy this Section as long as the Lessor, the Lessee and the Trustee are named as additional insureds under such policies. Such coverage may be provided by scheduling it under a blanket insurance policy or policies.

7. Eminent Domain. ~~If~~On or after the termination of the PPA, if title to or the temporary use of the Leased Premises, or any part thereof, shall be taken under the exercise or the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, any net proceeds received from any award made in such eminent domain proceedings (after payment of expenses incurred in such collection) shall be paid to and held by the Trustee under the Indenture.

Such proceeds shall be applied in one or more of the following ways:

(a) The restoration of the Leased Premises to substantially the same condition as it existed prior to the exercise of that power of eminent domain, or

(b) The acquisition, by construction or otherwise, of other improvements suitable for the Lessee's operations on the Leased Premises and which are in furtherance of the purposes of the Act (the improvements shall be deemed a part of the Leased Premises and available for use and occupancy by the Lessee without the payment of any rent other than as herein provided, to the same extent as if such other improvements were specifically described herein and demised hereby).

Within ninety (90) days from the date of entry of a final order in any eminent domain proceedings granting condemnation, the Lessee shall direct the Lessor and the Trustee in writing as to which of the ways specified in this Section the Lessee elects to have the net proceeds of the condemnation award applied. Any balance of the net proceeds of the award in such eminent domain proceedings not required to be applied for the purposes specified in subsections (a) or (b) above shall be deposited in the sinking fund held by the Trustee under the Indenture and applied to the repayment of the Bonds.

The Lessor shall cooperate fully with the Lessee in the handling and conduct of any prospective or pending condemnation proceedings with respect to the Leased Premises or any part thereof and will to the extent it may lawfully do so permit the Lessee to litigate in any such proceedings in its own name or in the name and on behalf of the Lessor. In no event will the Lessor voluntarily settle or consent to the settlement of any prospective or pending condemnation proceedings with respect to the Leased Premises or any part thereof without the written consent of the Lessee, which consent shall not be unreasonably withheld.

8. Assignment and Subletting. No assignment of this Lease shall be permitted by either party, except to the extent provided in the Indenture. The Lessee shall cause any subtenants to execute subordination, non-disturbance and attornment agreements as may reasonably be requested by the Lessor.

9. Release of Leased Premises. Undeveloped portions of the Leased Premises may be released from the lien of this Lease in the event (i) they are sold by the Lessee to an unrelated third party and (ii) the net proceeds of such sale are deposited by the Lessee into the Bond Fund of the Indenture and provisions shall have been made to use such monies to redeem all or a portion of the Bonds.

10. Defaults. If the Lessee shall default (a) in the payment of any rentals or other sums payable to the Lessor hereunder, or in the payment of any other sum herein required to be paid for the Lessor; or (b) in the observance of any other covenant, agreement or condition hereof, and such default shall continue for ninety (90) days after written notice to correct such default; then, in any or either of such events, the Lessor may proceed to protect and enforce its rights by suit or suits in equity or at law in any court of competent jurisdiction, whether for specific performance of any covenant or agreement contained herein, or for the enforcement of any other appropriate legal or equitable remedy; or the Lessor, at its option, without further notice, may terminate the estate and interest of the Lessee hereunder, and it shall be lawful for the Lessor forthwith to resume possession of the Leased Premises and the Lessee covenant to surrender the same forthwith upon demand. The Lessor shall simultaneously furnish to any other party to the Maintenance and Use Agreements, at their respective addresses set forth in the Maintenance and Use Agreements, a copy of any notice of default sent to the Lessee.

The exercise by the Lessor of the above right to terminate this Lease shall not release the Lessee from the performance of any obligation hereof maturing prior to the Lessor's actual entry into possession. No waiver by the Lessor of any right to terminate this Lease upon any default shall operate to waive such right upon the same or other default subsequently occurring.

11. Notices. Whenever either party shall be required to give notice to the other under this Lease, it shall be sufficient service of such notice to deposit the same in the United States mail, in an envelope duly stamped, registered and addressed to the other party or parties at the following addresses: (a) to Lessor: The Interlocal Cooperation Board of the City of West Lafayette, Indiana and the Trustees of Purdue University Attention: _____, _____, West Lafayette, Indiana, with a copy to Richard Starkey, Barnes & Thornburg, LLP, 11 South Meridian Street, Indianapolis, Indiana 46204; (b) to the Lessee: West Lafayette Community Development Corporation c/o _____.

The Lessor, the Lessee and the Trustee may by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent.

12. Successors or Assigns. All covenants of this Lease, whether by the Lessor or the Lessee, shall be binding upon the successors and assigns of the respective parties hereto.

13. No Merger of Estates. The parties hereby represent that it is their intent that the leasehold estate of the Lessee created pursuant to this Lease Agreement not merge with any fee interest the Lessee may currently have or may acquire in the Leased Premises.

14. Construction of Covenants. All provisions herein contained shall be construed in accordance with the provisions of the Redevelopment Act (collectively, the "Act"), and to the extent of inconsistencies, if any, between the covenants and agreements in this Lease and the provisions of the Act, the Act shall be deemed to be controlling and binding upon the Lessor and

the Lessee; provided, however, any amendment to the Act after the date hereof shall not have the effect of amending this Lease.

15. Option to Purchase.

(a) The Lessor hereby grants to the Lessee the right and option, on any date prior to the expiration of this Lease, upon written notice to the Lessor, to purchase the Premises at a price equal to the amount required to enable the Lessor to pay all indebtedness related to the Premises, including the Bonds, with accrued and unpaid interest to the date on which such indebtedness will be redeemed and all premiums payable on the redemption thereof, and to enable the Lessor to liquidate, if the Lessor is to be liquidated, by paying the expenses and charges of liquidation and to pay the cost of transferring the Premises.

(b) Upon request of the Lessee, the Lessor shall furnish an itemized statement setting forth the amounts required to be paid by the Lessee on the next rental payment date in order to purchase the Premises in accordance with Section 15(a) hereof.

(c) If the Lessee exercises their option to purchase, it shall pay or cause to be paid to the Trustee that portion of the purchase price which is required to pay the Bonds, including all premiums payable on the redemption thereof and accrued and unpaid interest. Such payment shall not be made until the Trustee gives to the Lessee a written statement that such amount will be sufficient to retire the Bonds, including all premiums payable on the redemption thereof and accrued and unpaid interest.

(d) The remainder of such purchase price shall be paid by the Lessee to the Lessor. Nothing herein contained shall be construed to provide that the Lessee shall be under any obligation to purchase the Premises, or under any obligation in respect to any creditors or other security holders of the Lessor.

(e) Upon the exercise of the option to purchase granted herein, the Lessor will upon such payment of the option price deliver, or cause to be delivered, to the Lessee documents conveying to the Lessee all of the Lessor's title to the property being purchased, as such property then exists, subject to the following: (i) those liens and encumbrances (if any) to which title to said property was subject when conveyed to the Lessor; (ii) those liens and encumbrances created by the Lessee or to the creation or suffering of which the Lessee consented, and liens for taxes or special assessments not then delinquent; and (iii) those liens and encumbrances on its part contained in this Lease. In the event of purchase of the Premises by the Lessee or conveyance of the same to the Lessee, the Lessee shall procure and pay for all surveys, title searches, abstracts, title policies and legal services that may be required, and shall furnish at the Lessee's expense all tax payments required for the transfer of title.

16. Option to Renew. The Lessor hereby grants to the Lessee the right and option to renew this Lease for a further like, or lesser, term, upon the same or like conditions as herein contained, and the Lessee may exercise this option by written notice to the Lessor given prior to the expiration of this Lease.

17. Transfer to the Lessees. In the event the Lessee has not exercised its option to purchase the Premises in accordance with Section 15 hereof and has not exercised its option to renew this Lease in accordance with Section 16 hereof, then, upon expiration of this

Lease and upon full performance by the Lessee of its obligations under this Lease, the Premises shall become the absolute property of the Lessee, and, upon the Lessee's request, the Lessor shall execute proper instruments conveying to the Lessee all of the Lessor's title thereto

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed for and on their behalf on the date first written above.

LESSOR:

INTERLOCAL COOPERATION BOARD
OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF
PURDUE UNIVERSITY

By: _____

Printed: _____

Its: _____

LESSEE:

WEST LAFAYETTE COMMUNITY
DEVELOPMENT CORPORATION

By: _____

Printed: _____

Its: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Interlocal Cooperation Board of the City of West Lafayette, Indiana and the Trustees of Purdue University (the “Lessor”), and acknowledged the execution of the foregoing Lease for and on behalf of the Lessor.

WITNESS my hand and notarial seal this ____ day of _____, 2015.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the West Lafayette Community Development Corporation (the “WLCDC”), and acknowledged the execution of the foregoing Lease for and on behalf of the WLCDC.

WITNESS my hand and notarial seal this ____ day of _____, 2015.

(Seal)

(Written Signature)

(Printed Signature)

Notary Public

My Commission expires:

My county of residence is:

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

/s/ Richard C. Starkey

Richard C. Starkey

This instrument was prepared by Richard C. Starkey, Barnes & Thornburg LLP, 11 S. Meridian Street, Indianapolis, Indiana 46204.

EXHIBIT A

DESCRIPTION OF THE PROJECT

EXHIBIT B

DESCRIPTION OF REAL ESTATE

EXHIBIT C

**ADDENDUM TO LEASE AGREEMENT BY AND BETWEEN
THE INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, AS LESSOR
AND WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, AS
LESSEE**

THIS ADDENDUM (this "Addendum"), is made and dated as of this ____ day of _____, 20__, by and between the INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE, INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, as lessor (the "Lessor"), an Indiana nonprofit corporation organized and existing under the laws of the State of Indiana and the WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, as Lessee (the "Lessee").

WITNESSETH:

WHEREAS, the Lessor entered into a lease with the Lessee dated as of _____, 2015 (the "Lease"); and

WHEREAS, it is provided in the Lease that there shall be endorsed thereon the date the Leased Premises became available for use and occupancy.

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the undersigned as follows:

Section 1. Availability of Leased Premises. The date upon which the Leased Premises became available for use and occupancy is _____.

Signature Page Follows

IN WITNESS WHEREOF, the undersigned have caused this Addendum to be executed for and on their behalf as of the day and year first above written.

LESSOR:

INTERLOCAL COOPERATION BOARD
OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF
PURDUE UNIVERSITY

By: _____

Printed: _____

Its: _____

LESSEE:

WEST LAFAYETTE COMMUNITY
DEVELOPMENT CORPORATION

By: _____

Printed: _____

Its: _____

STATE OF INDIANA
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Interlocal Cooperation Board of the City of West Lafayette, Indiana and the Trustees of Purdue University (the “Lessor”), and acknowledged the execution of the foregoing Lease for and on behalf of the Lessor.

WITNESS my hand and notarial seal this ____ day of _____, 20__.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the West Lafayette Community Development Corporation (the "WLCDC"), and acknowledged the execution of the foregoing Lease for and on behalf of the WLCDC.

WITNESS my hand and notarial seal this ____ day of _____, 20__.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

/s/ Richard C. Starkey
Richard C. Starkey

This instrument was prepared by Richard C. Starkey, Barnes & Thornburg LLP, 11 S. Meridian Street, Indianapolis, Indiana 46204.

EXHIBIT D

**ADDENDUM TO LEASE AGREEMENT BY AND BETWEEN
THE INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, AS LESSOR
AND WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, AS
LESSEE**

THIS ADDENDUM (this "Addendum"), is made and dated as of this ____ day of _____, 20__, by and between the INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE, INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, as lessor (the "Lessor"), an Indiana nonprofit corporation organized and existing under the laws of the State of Indiana and the WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, as lessee (the "Lessee").

WITNESSETH:

WHEREAS, the Lessor entered into a lease with the Lessee dated as of _____, 2015 (the "Lease"); and

WHEREAS, it is provided in the Lease that there shall be endorsed thereon the date of the first rental payment, the ending date of the term of the Lease with respect to the Existing Real Estate and the Existing Improvements, and the adjusted annual rental.

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the undersigned as follows:

Section 1. The Annual Rental. The adjusted rental is set forth on Appendix I attached hereto.

Signature Page Follows

IN WITNESS WHEREOF, the undersigned have caused this Addendum to be executed for and on their behalf as of the day and year first above written.

LESSOR:

INTERLOCAL COOPERATION BOARD
OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF
PURDUE UNIVERSITY

By: _____

Printed: _____

Its: _____

LESSEE:

WEST LAFAYETTE COMMUNITY
DEVELOPMENT CORPORATION

By: _____

Printed: _____

Its: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Interlocal Cooperation Board of the City of West Lafayette, Indiana and the Trustees of Purdue University (the “Lessor”), and acknowledged the execution of the foregoing Lease for and on behalf of the Lessor.

WITNESS my hand and notarial seal this ____ day of _____, 20__.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the West Lafayette Community Development Corporation (the "WLCDC"), and acknowledged the execution of the foregoing Lease for and on behalf of the WLCDC.

WITNESS my hand and notarial seal this ____ day of _____, 20__.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

/s/ Richard C. Starkey
Richard C. Starkey

This instrument was prepared by Richard C. Starkey, Barnes & Thornburg LLP, 11 S. Meridian Street, Indianapolis, Indiana 46204. Appendix I to Addendum to Lease

Rental Schedule

EXHIBIT E

**ADDENDUM TO LEASE AGREEMENT BY AND BETWEEN
THE INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, AS LESSOR
AND WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, AS
LESSEE**

THIS ADDENDUM (this "Addendum"), is made and dated as of this day of , 20 , by and between the INTERLOCAL COOPERATION BOARD OF THE CITY OF WEST LAFAYETTE, INDIANA AND THE TRUSTEES OF PURDUE UNIVERSITY, as lessor (the "Lessor"), an Indiana nonprofit corporation organized and existing under the laws of the State of Indiana and the WEST LAFAYETTE COMMUNITY DEVELOPMENT CORPORATION, as lessee (the "Lessee").

WITNESSETH:

WHEREAS, the Lessor entered into a lease with the Lessee dated as of , 2015 (the "Lease"); and

WHEREAS, it is provided in the Sub-Lease that in the event the City issues an additional series of Bonds there shall be endorsed thereon the new adjusted annual rental.

NOW, THEREFORE, IT IS HEREBY AGREED, CERTIFIED AND STIPULATED by the undersigned as follows:

Section 1. The Annual Rental. The adjusted rental is set forth on Appendix I attached hereto.

Signature Page Follows

IN WITNESS WHEREOF, the undersigned have caused this Addendum to be executed
for and on their behalf as of the day and year first above written.

LESSOR:

INTERLOCAL COOPERATION BOARD
OF THE CITY OF WEST LAFAYETTE,
INDIANA AND THE TRUSTEES OF
PURDUE UNIVERSITY

By: _____

Printed: _____

Its: _____

LESSEE:

WEST LAFAYETTE COMMUNITY
DEVELOPMENT CORPORATION

By: _____

Printed: _____

Its: _____

STATE OF INDIANA _____)
_____) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the Interlocal Cooperation Board of the City of West Lafayette, Indiana and the Trustees of Purdue University (the "Lessor"), and acknowledged the execution of the foregoing Lease for and on behalf of the Lessor.

WITNESS my hand and notarial seal this _____ day of _____, 20__.

(Seal)

(Written Signature)

(Printed Signature)
Notary Public

My Commission expires:

My county of residence is:

STATE OF INDIANA _____)
_____) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for this City and State, personally appeared _____ and _____, personally known to be the President and Secretary, respectively, of the West Lafayette Community Development Corporation (the "WLCDC"), and acknowledged the execution of the foregoing Lease for and on behalf of the WLCDC.

WITNESS my hand and notarial seal this _____ day of _____, 20__.

<u>(Seal)</u>	_____
	<u>(Written Signature)</u>

	<u>(Printed Signature)</u>
	<u>Notary Public</u>
<u>My Commission expires:</u>	<u>My county of residence is:</u>
_____	_____

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

/s/ Richard C. Starkey
Richard C. Starkey

This instrument was prepared by Richard C. Starkey, Barnes & Thornburg LLP, 11 S. Meridian Street, Indianapolis, Indiana 46204.

Appendix I to Addendum to Lease

Rental Schedule

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Document comparison by Workshare Compare on Saturday, December 05, 2015
1:44:20 PM

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Document 2 ID	interwovenSite://BTDMS/DMS/2743094/2
Description	#2743094v2<DMS> - WEST LAFAYETTE PURDUE STATE STREET -- Lease Agreement between Joint Board and West Lafayette Community Development Corporation v2
Rendering set	Standard

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Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
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